

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS 21, 23, and 24
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Roxbury-South End Development Corporation (ROXSE) has presented a proposal for the purchase of Disposition Parcels 21, 23, and 24 in the South End Urban Renewal Area for the development of non-profit cooperative housing under the 221(d)(3) Program of the Federal Housing Administration;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Roxbury-South End Development Corporation be and hereby is tentatively designated as developer of Disposition Parcels 21, 23, and 24, subject to the following:

a. Submission within sixty (60) days of the following documents satisfactory to the Authority;

- 1) Preliminary site plan, indicating the number and composition of the units proposed to be developed on the parcels;
- 2) Proposed construction schedule;
- 3) Proposed rental schedule;
- 4) Draft of a penalty bond or other security device in the total penal sum of \$100,000 in a form satisfactory to the Authority to insure adherence to the approved construction schedule;

c. Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.

d. Publication of all public disclosures and issuance of all approvals as may be required by Chapters 121 and 121A of the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended.

2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Roxbury-South End Development Corporation possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

May 18, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER
DISPOSITION PARCELS 21, 23, and 24
SOUTH END URBAN RENEWAL AREA

Summary: This memo requests that the Authority tentatively designate Roxbury-South End Development Corporation as redeveloper of Parcels 21, 23, and 24, subject to its usual submission requirements.

Roxbury-South End Development Corporation (ROXSE) is a non-profit corporation comprised of representatives of a number of churches, community centers and neighborhood associations in the South End Area. It was organized in November, 1965, for the express purpose of consolidating citizen participation in and support of urban renewal objectives for the South End, as well as to formulate specific development proposals.

Disposition Parcels 21, 23, and 24 contain approximately 325,000 square feet, and are located along Tremont Street between Windsor and Northampton Streets in the southwest quadrant of the project area. The Roxse proposal for these parcels calls for the development of approximately 400 dwelling units on a private non-profit cooperative basis and envisions a total neighborhood concept whereby rehabilitation and socio-economic revitalization programs will complement new construction activities.

Roxse will form a non-profit corporation for the purpose of implementing this undertaking and proposes Donald Stull and Associates and The Architects Collaborative as architects. The Development Corporation of America is proposed as its Developer-Builder.

I recommend that the Authority tentatively designate Roxbury-South End Development Corporation as redeveloper of Parcels 21, 23, and 24.

An appropriate Resolution is attached.

Attachment

